

MARKET SALES ADJUSTMENT CHART - PER ACRE

"RUNKLES FARM" - 205 ACRES

	<u>SALE #1</u>	<u>SALE #2</u>	<u>SALE #3</u>	<u>SALE #4</u>	<u>SALE #5</u>	<u>SALE #6</u>	<u>SALE #7</u>	<u>SALE #8</u>
YEAR SOLD	11/82	3/82	12/80	12/80	2/80	1/81	5/79	3/79
TIME	0	0	+ 200.	+ 200.	+ 204.	+ 151.	+ 428.	+ 514.
SIZE OF SALE	150.69	37.368	63.94	172.69	179	216	112.84	133.81
ADJ. FOR SIZE	- 55.	- 168.	- 141.	- 32.	- 26.	+ 11.	- 93.	- 71.
LOCATION	0	- 250.	- 250.	- 250.	0	0	- 250.	- 250.
BUILDINGS	+ 205.	+ 205.	0	0	0	0	0	- 400.
SOILS	0	0	- 50.	- 50.	0	0	- 50.	- 100.
MOTIVATION	- 100.	- 100.	- 200.	- 200.	+ 25.	0	- 100.	- 100.

BOOK 52  
TOTAL ADJ. PER ACRE + 50. - 63. - 440. - 332. + 203. + 162. - 65. - 407.

SALES PRICE PER ACRE 1,499.76 2,000. 2,000. 2,000. 1,360. 1,490. 1,715. 2,055.  
INDICATED VALUE PER ACRE 1,550. 1,625. 1,560. 1,668. 1,563. 1,652. 1,650. 1,648.

TIME: Time was adjusted at 10% per year until 1/1/81 after which no appreciation has been applied due to economic conditions.  
SIZE: Adjustment of \$100.00 per acre for each 100 acres above or below the subject was given.  
SOIL: Factors considered were productivity and topography.  
LOCATION: Factors considered were frontage, nearness to metropolitan areas at \$100.00 per acre.  
BUILDINGS: Factors considered was the amount of improvements and conditions.  
MOTIVATION: Because of other consideration such as placing in Agricultural Reserve Program or special financing.